

**JAMUL DULZURA COMMUNITY
PLANNING GROUP
FINAL MINUTES
Tuesday, September 28, 2010
(APPROVED October 28, 2010)
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Dan Kjonogaard called the meeting to order at 7:30 p.m.
2. **Roll Call Present:** Dan Neirinckx, Frank Hewitt, Krishna Toolsie, Wythe Davis, Steve Wragg, Jonathan Shultz, James Talbot, Yvonne Purdy-Luxton, Randy White, and Dan Kjonogaard

• **Absent:** Dale Fuller, Earl Katzer

Excused: Michael Casinelli, Janet Mulder, Judy Bohlen

NOTE: Because there was no secretary at the meeting Dan Kjonogaard, Chair took notes and Dan Neirinckx, Vice Chair conducted the meeting.

3. **Motion to approve the Agenda for September 28, 2010 (as corrected) as posted 72 hours before the meeting and the Minutes for September 12, 2010. Motion carried unanimously. It was noted that item #7, POD10-007 should read, Wind Energy Ordinances Changes.**

4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**

- a. **Dan Kjonogaard** announced the result of the Appeal of TPM 20958, McKenna Minor Subdivision at the September 15, 2010 BOS meeting; that Theresa McKenna had been granted a refund of funds posted after August 4, 2006 due to oversights made by DPLU. Also that DPLU work with Cal Fire and the Community Planning Group in researching other emergency egress from this area. Dan has been in contact with both Chief Windsor and Theresa McKenna regarding the Community Evacuation Route Study which is just getting under way in the Jamul Dulzura CPG area by the DPLU.

5. **SDG&E Jamul Proposed Substation, Sub-Committee Report – Jim Talbot**

The minutes of the sub-committee meeting preceding the CPG meeting are as follows:

Jamul/Dulzura Planning Group
SDG&E Sub Committee
Meeting minutes 9/28/2010

1. Meeting was called to order at 6:35PM 9/28/2010.
2. Roll Call – Present James Talbot, Ray Dietzman, Dan Kjonagaard, Dan Neirinckx, Jim McMurren, Nancy McMurren, Dave Buller – absent Randy White, Michael Casinelli, Bill Fair, Lisa Darroch, Janet Mulder.
3. General Discussion conducted updating; Dave Buller, Jim McMurren and Nancy McMurren on Transmission Routes and Power Station Sites since they did not attend SDG&E presentation at last sub-committee meeting on 9/22/2010.
4. Nancy McMurren asked if the transmission lines and distribution line would be underground. Dan Neirinckx stated that SDG&E had stated at the previous sub-committee meeting that this decision had not been made but to assume all lines would be above ground. Dan Kjonagaard stated the Transmission line is not required to be underground and Dan Neirinckx stated both types' lines would be underground from the last pole into and out of the sub-station.
5. Jim Talbot stressed the importance of all sub-committee members should have viewed and evaluated each proposed site in order to complete impact rating on; Community Character, View Shed and Neighborhood as they relate to Power station, transmission lines and distribution lines.
6. Dave Buller asked what the schedule was for presentations and recommendation. Dan Kjonagaard stated there will be a site review provided to the JDPG by SDG&E tonight 9/28/2010 at 7:30. SDG&E will be conducting their own Community presentation on October 18th and a Final presentation will be given to the JDPG by SGG&E on October 26th at 7:30 at which time community input and the sub committed report will be taken into consideration for a recommendation to be prepared by the JDPG.
7. Rating forms were handed out by Jim Talbot to all members present (summary attached). Preliminary ranking order results (1 being least impact and 4 being highest impact) were: 1. Site 13, 2. Site 16, 3. Site 10A and 4. Site 9. Sites 16 and 13 were very close. Note: Randy White completed the ranking form prior to the JDPG meeting and is included in the totals. Final ranking will be completed taking into account any additional community input and completion of the ranking form by all members of the sub-committee.
8. Dave Buller mentioned and Dan Kjonagaard confirmed that it was difficult to rate the impact of the transmission lines since we do not know which route will be utilized.
9. SDG&E is preparing additional site simulations on Sites 13, 16 and 10A. This will provide members additional visual impact results to make a final recommendation. Site 13 will be from the northwest side looking in; Site 16 will be from the west side looking in and Site 10A from the southwest side looking in.
10. Meeting adjourned at 7:20 PM, 9/28/2010

Attached are the summarized ranking form and a blank form for absent members to complete and return to Jim Talbot.

Note: Jim Talbot announced at the sub-committee meeting and the JDPG meeting that site 16 was rated #1 and site 13 was #2. After re adding all the scores (on computer) the actual result was the opposite but still very close.

Prepared by James Talbot – sub-committee chairman

**SDG&E POWER SUB-
STATION
COMMITTEE MEETING 9/28/2010**

RANKING SHEET SUMMARY RESULTS

**RANK 1-
4**

	<u>COMMUNITY CHARACTER</u>	<u>VIEW SHED</u>	<u>NEIGHBORHOOD</u>	<u>TOTAL</u>	<u>RANK</u>
<u>STIE # 9</u>					
Power station	30	28	28	86	
Transmission line	29	27	26	82	
Distribution line	18	16	19	53	
TOTAL	<u>77</u>	<u>71</u>	<u>73</u>	221	#4
<u>STIE # 10A</u>					
Power station	21	25	24	70	
Transmission line	22	24	25	71	
Distribution line	16	18	20	54	
TOTAL	<u>59</u>	<u>67</u>	<u>69</u>	195	#3
<u>STIE # 13</u>					
Power station	13	12	13	38	
Transmission line	15	11	13	39	
Distribution line	23	23	25	71	
TOTAL	<u>51</u>	<u>46</u>	<u>51</u>	148	#1
<u>STIE # 16</u>					
Power station	16	17	15	48	
Transmission line	14	16	17	47	
Distribution line	18	20	18	56	
TOTAL	<u>48</u>	<u>53</u>	<u>50</u>	151	#2

In attendance from SDG&E for their presentation were; **Don Parent**, Public Affairs Manager; **Joe Zulauf**, Project Manager; **Ellis Jones**, Principal Engineer; **Dashiell Meeks**, Senior Environmental Specialist; and **Sheri Gates**, Project Manager.

Site #9 is a 3.74 acre parcel located at the north east corner of Proctor Valley Rd. and Maxfield Rd.

Site # 10A is located on the 86 acre parcel at the south west corner of Hwy 94 and Melody Rd., of that parcel, it is a 7 acre piece abutting the south side of Melody Rd. in the very north west corner.

Site # 16 is a 7 acre parcel located at the north east corner of Proctor Valley Rd. and Coyote Rd.

Site # 13 is a 9 acre parcel located on the west side of Proctor Valley Rd. at the immediate end of the asphalt pavement.

Jim Talbot announced the ranking of the four sites as done by the seven sub-committee members that were at the meeting; first, site # 16; second, site # 13; third, site # 10A; fourth, site # 9 (see included sub-committee report for change in ranking). **Frank Hewitt** asked what procedure was used to establish this ranking. **Jim** explained that each site was broken into segments; location, transmission line, and distribution line. Those three segments were broken down again by; community character, view shed, and neighborhood. They were ranked 1 through 4, 1 having the least impact and 4 having the greatest, they were totaled up on a summary ranking sheet and the site with the lowest score was ranked as number one (the preferred location for the proposed SDG&E substation). **Jim** announced that SDG&E was sponsoring a community information meeting on October 18, 2010, at 6:30 PM, located at the Jamul Primary School on Lyons Valley Road. A notice had been placed in the Jamul Shopper and that a letter is being sent out to all affected property owners who are located within three hundred feet of the proposed sites. SDG&E will attend the CPG meeting on October 26, 2010 for a final presentation, the sub-committee will give its final recommendation, and there will be a time for public input. Following that, a vote will be conducted by the CPG and a recommendation will result from that.

Joe Zulauf began the presentation by showing a GPS photo of the area, showing four possible routes for the new overhead (two circuit) transmission pole line:

North Route; originating at the existing transmission line in the vicinity of Steel Canyon and Jamul Dr, extending east on Jamul Dr. to Lyons Valley Rd., turning west on Lyons Valley Rd. to Jefferson, going south on Jefferson, crossing Hwy 94 onto Proctor Valley Rd. to site #9 or possibly following Proctor Valley Rd. to Melody Rd. turning east on Melody Rd to site # 10A.

Hwy 94 Route; originating at the existing transmission line in the vicinity of Steele Canyon High School on Hwy 94 and extending east to Proctor Valley Rd, turning south on Proctor Valley Rd to feed sites #9 or 10A. Or possibly turning west on Proctor Valley Rd. at Melody Rd. to feed either site # 16 or 13.

South Route; originating at the existing transmission line in the vicinity of Millar Ranch Rd. west of the Hidden Valley Estates property, extending east on the north side of Echo Valley Subdivision and turning south to feed site #16. In the event this route was used to supply Sites #9 or 10A, it would extend east on Proctor Valley Rd to the respective sites.

South Route Spur; its originating point and route are the same as the South Route except that it turns south, on the westerly side of the Echo Valley Subdivision, turning east to feed site #13.

Joe then displayed photo simulations of all four proposed subdivision sites, showing before and after shots, included was the general location of the transmission line cable pole that would be feeding each site. These simulations also included a GPS view including the adjacent homes, the foot print of the substation, proposed cuts and fills for each site as well as the driveways. **Steve Wragg** questioned the amount of the cuts and fills and if SDG&E would balance it so there would be little to none exporting or importing. **Joe** said that was their plan.

Wythe Davis asked if the foot print was the same at all four proposed locations. **Ellis Jones** stated that yes it was, this is a standard design for a substation this size. The reason the parcel size differs is because of attempting to position the substation on the land in a way that it fits the terrain with a minimal amount of grading.

Nancy McMurren asked about site # 9, if it was to have two driveways and what is the distance between the two. **Joe** told her that there were two driveways and they were approximately 300 feet apart. **Jim McMurren** asked where the transmission lines would enter site # 9, whether it was fed from the North or South Route. **Joe** said that until the transmission line route is determined he could not answer that question.

Joe pointed out that at site # 10A there are potential problems; there would be a significant cut into the hill side and there is currently an existing road easement that would need to be vacated, it is held by Otay Land Co.

Ellis discussed pole sizing and span lengths for the transmission lines and distribution lines. The transmission lines are not required to be undergrounded; they would be on steel poles holding two circuits, each circuit consists of three conductors and the cable pole that feeds the substation could be as high as ninety feet. Span lengths for transmission lines are longer than for distribution lines, but it may be possible to use the transmission poles for the distribution, it would require the placement of distribution poles between the transmission poles. This would allow both the transmission and distribution lines to be on the same set of poles in most cases. **Randy White** asked if it is possible to place the transmission lines underground. **Ellis** said yes. **Krisna Toolsie** asked if the proposed substation is sized to serve the area for the next 10 to 20 years.

Ellis said that the proposed facility is sized for the maximum growth in that time frame.

Krisna asked if the distribution could be underground in the future. **Ellis** told him that it could be done. **Dan Neirinckz** asked if this substation would be used to serve Village 14 when it is built out. **Ellis** said that it probably would. **Dan N.** asked if the transmission circuits would have to be increased for full expansion of the substation. **Ellis** stated that the two circuits will handle the area for 20+ years, in the event of a total build out of the substation (doubtful) it would require two more circuits, which would require a second transmission pole line.

Steve asked for more details on the specifics of the construction of the substation. **Joe** stated, the walls will be 10 -12 feet in height, the equipment will be 14± feet in height, the control house which is concrete block with a flat roof is 15 feet in height, and the steel work / switches are 15 feet or less in height. **Frank** asked what the DBA level will be. **Dashiell Meeks** said that is would meet County standards which are approximately 63 DBA at the property line. **Ray Dietzman** asked where a person could see a good example of the substation that SDG&E is proposing to build. **Joe** and **Ellis** agreed that the substation located at 30th St. just south of Hwy 94 in San Diego would be a good candidate.

6. **General Plan Update – Dan Neirinckx**, there will be a Steering Committee meeting on October 9, 2010, 9 AM, at DPLU, Dan N. will be attending. He will also draft a letter for approval at our next meeting stating our CPG's position in response to a "white paper" put out by the special interest groups in regards to Community Plans.

7. **POD10-007 Wind Energy Ordinances Changes - Dan Neirinckx,**
The following is a summary of the proposed Wind Energy Systems Ordinances:
 1. Update of regulations for Small & Large Systems and removal of “Medium Size Wind System Section.
 2. Create new Renewable Energy Section for Wind Systems.
 3. Large Systems would continue to require a Major Use Permit. (Both on site and off site use systems)
 4. Allow Small Wind Systems by Right if system meets ALL requirements of section 6951. Section 6951 not final at this time, but some proposed requirements are: Limits to Noise, Height, and Lighting. Safety considerations, Certification by a recognized “Standards Laboratory”, Historic Site Limitations, Removal if not operational for more than 12 months.
 5. Small System: Wind Turbine with or without a tower which is rated at 50kw or less, and primary use is for on site. Designated as an “Accessory Use” in all Civic, Commercial, Industrial or Extractive use types.
 6. When a Small System does not meet ALL requirements per Section 6951 or consist of more than three (3) turbines, a variance is required. Planning Groups can review, DPLU Director final approval required.
8. **Jamul Indian Village Casino Status Report and Recommendations,** nothing to report
9. **JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS**
 - a. **Dan Kjonogaard** announced that there are four meetings left in this year and that at the first meeting in January 2011 we will elect new officers. Please consider stepping up into one of the positions.
 - b. **POD10-002 Zoning Ordinance Update # 28 and County Code Amendment,** given to Wythe Davis
 - c. **MUP78-153W-3 Richland Towers Permit Modification to Planning Commission 10/8/10**
 - d. **MUP09-024 Verizon Wireless, Lyons Valley,** given to Dan Kjonogaard

Adjournment: Dan Neirinckz adjourned the meeting 9:10 PM, reminding us that the next regular meeting is **October 12, 2010 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

Dan Kjonogaard
Chair, appointed scribe